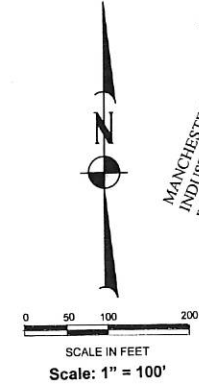


Preliminary
Plat of
**MANCHESTER EXIT
INDUSTRIAL PARK - PHASE 3**
A SUBDIVISION IN THE N1/2 SECTION 28,
TOWNSHIP 21 NORTH, RANGE 2 EAST, P.M.M.,
CASCADE COUNTY, MONTANA.

Legend

- Found Concrete RW Marker With 3" Offset Reference 5/8" Smooth Iron Pin
- Found 5/8" Rebar With YPC "Hodges"
- Set 5/8" Rebar With YPC "Hodges"
- Curve Segment
- BNSF Burlington Northern & Santa Fe Railway
- Right of Way
- YPC Yellow Plastic Cap
- C/S Certificate of Survey
- Approx. Exist. High Pressure Gas Line
- MEIP-1 Manchester Exit Industrial Park - Phase 1
- MEIP-2 Manchester Exit Industrial Park - Phase 2



Notes

- The Interstate Highway 15 right of way was determined using 3" offset smooth iron pins found by concrete RW markers and the back of one concrete RW marker where the offset iron pin was not found.
- Found bearings & distances for exterior boundary matched record per Plat of Manchester Exit Industrial Park - Phase 1
- Base of Bearings between found monuments at northwest and northeast corners of Lot 22, Manchester Exit Industrial Park - Phase 1
- Centerlines of roads equal lot lines

CURVE DATA		
Curve Segment	Chord Length	Chord Bearing
D	407.59	N79°44'05"W
E	371.48	N71°32'00"W
F	282.52	N69°41'14"W
G	35.01	N68°48'17"W

Date of Survey: March 25 - April 30, 2018

**CERTIFICATE AND ACKNOWLEDGEMENT OF ROADWAY
DEDICATION**

Upon the official approval and filing of this plat as provided by Title 76, Chapter 3, MCA, the public shall hereby acquire a highway right-of-way, as defined by § 60-1-103(23), 60-1-103(19), MCA, in and upon all roadways, streets, and alleys depicted on this plat for the purpose of ingress and egress to and from all subdivided lands depicted. All roadways, streets, and alleys depicted on this plat shall constitute perpetual "public highways," as defined by § 60-1-103(22)(b), MCA. Accordingly, upon approval and filing of this plat, Cascade County shall hereby acquire a highway easement, as defined by § 60-1-103(10), 60-1-103(18), and 60-1-103(19), MCA, for future highway purposes in, upon, and under all roadways, streets, and alleys depicted on this plat. This easement may not be abandoned, diminished, or lost by any means, including but not limited to non-use, except as provided by § 7-14-2107(2) and 7-14-2601 through 2604, MCA.

However, until such time as Cascade County may hereafter formally and specifically open, establish, or accept all or part of them as county roads as provided by § 7-14-2101(2), MCA, the roadways, streets, and alleys depicted on this plat are not "county roads" as defined by § 60-1-103(7), 60-1-201(1)(c), 60-1-201(3), and 7-14-2101(2), MCA, and shall not become "county roads," except as provided by § 7-14-2101(2), MCA. Approval and filing of this plat does not constitute any act or intent by Cascade County to open, establish, accept, construct, improve, or maintain any or all of the roadways, streets, and alleys depicted on this plat as county roads.

Subject to the public rights-of-way created by this plat, the owner(s) of the land depicted on this plat shall privately retain the fee interest in all lands encumbered by the public rights-of-way created by this plat. Until such time as Cascade County may hereafter formally and specifically open, establish, or accept all or part of the roadways, streets, and alleys depicted on this plat as county roads as provided by § 7-14-2101(2), MCA, or until another government entity (state or city) formally acquires, accepts, or assumes control of all or part of the roadways, streets, and alleys depicted on this plat as state highways or city streets in the manner provided by law, the owner(s) of all lands depicted on this plat shall be exclusively and jointly responsible to maintain and improve the depicted public highways and rights-of-way created by this plat. Thus, Cascade County shall have no duty or obligation to construct, improve or maintain the public highways and rights-of-way created and depicted on this plat until such time the County may hereafter formally and specifically open, establish, or accept all or part of them as "county roads" as provided by § 7-14-2101(2), MCA. All references to MCA in this dedication shall exclusively refer to Montana Code Annotated (1999).

SO GRANTED, DEDICATED, AND DECLARED this _____ day of _____, 20____.

GRANTORS AND SUBDIVIDERS:

ACTIVE INVESTORS, INC.
By: David C. Campbell, President

CERTIFICATE DISPENSING WITH PARK AND PLAYGROUND

Whereas, since the accompanying plat is exempt from park or playground requirements as referenced in Section 76-3-621(3)(a), M.C.A., the County Commission of Cascade County, Montana, during its regular meeting held on the _____ day of _____, 20____, dispensed with any park or playground requirements.

Board of County Commissioners Attest:
Clerk & Recorder
Cascade County, Montana

NOTICE OF AGRICULTURAL ACTIVITIES

Take notice all prospective purchasers of land in this subdivision that this subdivision is in the vicinity of existing agricultural activities which may affect a purchaser's use and/or enjoyment of his/her property.

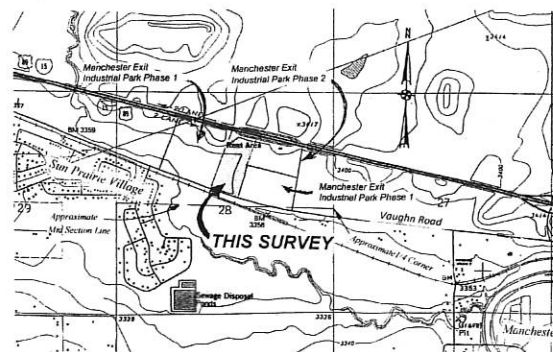
STATEMENT OF LIMITED PUBLIC SERVICES

Certain public services such as, but not limited to, school busing, snow plowing and road maintenance, may not be provided by Cascade County.

Easement Notes

- Easement Recorded on Reel 131, Document 1050 for Highway-Railway Grade Crossing does not affect this subdivision. Railroad is to the south and across the Vaughn Road from this subdivision.
- Easement to State of Montana recorded in Book 156, Page 175 does not contact or affect this subdivision.

TOTAL AREA LOTS - PHASE 3: 19.959 Acres
TOTAL AREA - PHASE 3: 19.959 Acres
USE ALL LOTS IN PHASE 3: LIGHT INDUSTRIAL



LOCATION MAP
Scale: 1" = 200'

CERTIFICATE OF OWNER

The undersigned property owner does hereby certify that it has caused to be surveyed and subdivided into lots a tract of land in the N1/2 Section 28, T21N, R2E, P.M.M., Cascade County, Montana, more fully described as follows:

A tract of land in the North One Half Section 28, Township 21 North, Range 2 East, P.M.M., Cascade County, Montana, said tract being a portion of Tract 1B, Certificate of Survey No. S-0004307, as filed in the office of the Cascade County Clerk and Recorder, and more fully described as follows:

Beginning at the northwest corner of Tract 1B, Certificate of Survey No. S-0004307, said point being on the south right of way line of Interstate Highway 15, said point also being the northwest corner of Lot 22, Manchester Exit Industrial Park - Phase 1; thence South 76°31'20" East 1294.26 feet along said south right of way line to the True Point of Beginning, said point also being the northeast corner of said Lot 22; thence South 19°58' West 1376.26 feet along the east line of said Lot 22 to the southeast corner of said Lot 22 and the north right of way line of Vaughn Road (State Highway FAP 10, Unit 7); thence southeasterly 654.03 feet along a non-tangent curve to the left (Radius = 10,146.92 feet, Chord = 853.92 feet, Chord Bearing = South 70°44'10" East) to the southwest corner of Lot 13, Manchester Exit Industrial Park - Phase 1, said curve also being the north right of way line of Vaughn Road; thence North 17°25' East 825.91 feet along the west lines of Lots 13, 12, and 11, Manchester Exit Industrial Park - Phase 1 to the northwest corner of said Lot 11 and the southwest corner of Lot 10, Manchester Exit Industrial Park - Phase 2; thence North 19°58' East 568.05 feet along the west line of said Lot 10 to the northwest corner of said Lot 10 and the south right of way line of Interstate Highway 15; thence North 76°31'20" West 217.90 feet; thence North 67°59'30" West 303.36 feet; thence North 76°31'20" West, 98.08 feet to the True Point of Beginning, the last three courses being along said south right of way line, containing 19.959 acres; to be known and designated as *Manchester Exit Industrial Park - Phase 3*.

Date: _____
ACTIVE INVESTORS, INC.
By: David C. Campbell, President

DECLARATION OF COVENANT

Active Investors, Inc., does hereby declare that all of the properties described herein shall be held, sold and conveyed subject to the covenant filed with Manchester Exit Industrial Park - Phase 1. Said covenant shall run with the real property and be binding on all parties and their heirs, successors, and assigns. The covenant may be revoked for any or all of the parcels within the subdivision by mutual consent of the owners of the parcels in question and the governing body of Cascade County which is deemed to be a party to and may enforce the covenant.

Date: _____
ACTIVE INVESTORS, INC.
By: David C. Campbell, President

STATE OF MONTANA } ss
County of _____ }

On this _____ day of _____, 20____, before me,
a Notary Public in and for the State of Montana, personally
appeared David C. Campbell, known to me to be the person who executed the foregoing
Certificate of Owner, Certificate and Acknowledgement of Roadway Dedication and Declaration
of Covenant, and he acknowledged to me that he executed the same.

Notary Public, State of Montana
Residing at: _____
My Commission Expires: _____

CERTIFICATE OF PLANNING BOARD

We, the undersigned Cascade County Planning Board, Cascade County, Montana, do hereby certify that the accompanying plat of *MANCHESTER EXIT INDUSTRIAL PARK - PHASE 3*, Cascade County Montana, was submitted to the said Planning Board for examination, was found to conform to the law and was approved at a meeting held on the _____ day of _____, 20____.

Cascade County Planning Board Cascade County Planning Division

CERTIFICATE OF COUNTY COMMISSIONERS

We, the undersigned Board of County Commissioners of Cascade County, and Clerk and Recorder of said County, do hereby certify that the accompanying plat of *MANCHESTER EXIT INDUSTRIAL PARK - PHASE 3*, Cascade County Montana, was submitted to the Board of County Commissioners for examination, was found to conform to the law and was approved at a meeting held on the _____ day of _____, 20____.

Board of County Commissioners Attest:
Clerk & Recorder
Cascade County, Montana

CERTIFICATE OF TREASURER

I, Jamie Bailey, County Treasurer of Cascade County, Montana, do hereby certify that I examined the records covering the areas included on the accompanying plat, and find that all taxes on same have been paid up to date.

Date: _____
Jamie Bailey, Treasurer
Cascade County, Montana

CERTIFICATE OF SURVEYOR

I, James E. Hodges, Professional Engineer and Land Surveyor, do hereby certify that I made the survey as shown on this plat and that said survey is true and complete as shown.

Date: _____
James E. Hodges, P.E. & L.S.
Montana License No. 4593ES

Survey For: Dave Campbell
Owners: Active Investors, Inc.

JAMES E. HODGES
Professional Engineer & Land Surveyor
Great Falls, Montana

1/4	Sec	T	R
NE	NW	28	21N 2E
Sub No.	2018-04	Sheet	1
F.R. No.	LL	Off	
Drawn	JEH	Off	
Date	3/27/18	Off	1